THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Kevin R. Davis

KEVIN R. DAVIS, AFFIANT

Subscribed and sworn to before me, this 25th day of October 2022.

Jessica Ann Clegg

NOTARY PUBLIC

My Commission Expires: 02-01-23

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

Karen Johnson Davidson County
Batch# 934980 DEEDQC
10/28/2022 08:47:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221028-0116601

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KEVIN R. DAVIS and CYNTHIA MANLEY, CO-TRUSTEES 3304 A Felicia Street Nashville, TN 37209	New Owner	Map and Parcel No.: 092-09-0-333.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Kevin R. Davis and Cynthia Floyd Manley, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Kevin R. Davis and Cynthia Manley, Co-Trustees of the Kevin R. Davis and Cynthia Manley Joint Revocable Trust, created September 28, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3304 A Felicia Street, Nashville, Tennessee 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being the east 25 feet of Lot No. 57 on the Plan of Resubdivision of the Wilcox Property of record in Plat Book 421, Page 42, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 57 fronts 25 feet on the northerly side of Robert Street, now Felicia Street, and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Kevin R. Davis and Cynthia Floyd Manley, as joint tenants with rights of survivorship, from Heithcock Construction LLC, a Tennessee Limited Liability Company, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20181107-0110452.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of October 2022.

Kevin R. Davis

Kevin R. Davis, Grantor

Cynthia F Manley

Cynthia Floyd Manley, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kevin R. Davis**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of October 2022.

Jessica Ann Clegg

Notary Public

My Commission Expires: 02-01-23

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Cynthia Floyd Manley**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of October 2022.

Jessica Ann Clegg

Notary Public

My Commission Expires: 02-01-23

